

**MIDDLESEX TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February 26, 2018**

**START TIME: 7:00 p.m.**

**END TIME: 7:47 p.m.**

**MEMBERS PRESENT:**

Michael Buchanan  
Larry Claycomb  
Tracy Gleim  
Jim Dries  
Randy Waggoner

**STAFF PRESENT:**

Margie Flatley-Carpenter, CMT, Secretary  
Mark D. Carpenter, Zoning Officer  
Jeff Kelly, Cumberland County Planning

**MEMBERS & STAFF ABSENT:**

Steve Zeigler  
Jim O'Connell

**AGENDA:**

APPROVE PAST MINUTES OF FEBRUARY 12, 2018

PUBLIC COMMENT

TPF 17-19 FINAL MINOR SUBDIVISION PLAN FOR  
RODNEY M & FRANCINE A GROFF AND  
DEP PLANNING MODULE FOR SFTF  
(BOS action deadline March 7, 2018)

TPF 18-1 SUBDIVISION AND LAND DEV ORDINANCE AMENDMENT  
(Public hearing scheduled for 03-07-2018)

OTHER BUSINESS:

**MEETING MINUTES**

Larry Claycomb called the meeting to order at 7:00 p.m.

**APPROVE PAST MINUTES OF FEBRUARY 12, 2018.**

Randy Waggoner made a motion to approve the minutes of the February 12, 2018, meeting as submitted. The motion was seconded by Michael Buchanan and passed unanimously.

**PUBLIC COMMENT**

Larry Claycomb asked for public comment and there was none.

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**TPF 17-19 FINAL MINOR SUBDIVISION PLAN FOR  
RODNEY M & FRANCINE A GROFF AND  
DEP PLANNING MODULE FOR SFTF  
(BOS action deadline March 7, 2018)**

Rod Groff, landowner, and Mark G. Romeo, PLS, were in attendance to represent the plan. The Planning Commission members had a few questions which were answered. The comments from Bud Grove, Township Engineer, were reviewed. There was discussion and clarification of several issues. Jeff Kelly, Cumberland County Planning Commission, reviewed their comments with the applicant also.

Randy Waggoner made the following motion.

"I move that we recommend approval of the eight waivers requested for TPF 17-19, Final Minor Subdivision Plan for Rodney M. and Francine A. Groff. Substitute the stormwater management comment 3 relative to the infiltration testing requirement be deferred for stormwater management requirement from Bud Grove's 2/25/18 letter for #1 in the waiver request, if the additional waiver request is asked for and justified."

This was seconded by Michael Buchanan and passed unanimously.

Randy Waggoner made the following motion.

"I move that we recommend approval of TPF 17-19, Final Minor Subdivision Plan for Rodney M. and Francine A. Groff as revised 2/19/2018, with the following conditions.

1. That the comments of the Cumberland County Planning Commission Number 17-159, dated December 15, 2017, be met.
2. That the comments in Bud Grove's letter dated 2/24/2018 be met and that item 2 in General Notes on Sheet #1 include a definitive reference to the wetlands study noted.
3. A note be put on the plan that there has been a waiver granted that the infiltration testing will be done prior to construction, per item 3 of SLDO comments of the above referenced Bud Grove letter."

This was seconded by Jim Dries and passed unanimously.

**TPF 18-1 SUBDIVISION AND LAND DEV ORDINANCE AMENDMENT  
(Public hearing scheduled for 03-07-2018)**

Mark Carpenter, Township Zoning Officer, and Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the County, especially the restriction of access to the three arterial streets in the township. There was discussion about this issue as it relates to future development in the township.

Tracy Gleim made the following motion.

"I move we recommend approval of TPF 18-1 Subdivision and Land Development

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ordinance Amendment.

This was seconded by Randy Waggoner and passed unanimously.

**OTHER BUSINESS:**

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 7:47 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT  
Secretary to the Planning Commission